024.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,200 / 649,200
					USE VALUE:	649,200 / 649,200
					ASSESSED:	649,200 / 649,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLINS DAVID S & NANCY L
Owner 2:	BROOKS EMILY
Owner 3:	
Street 1:	15 CROSS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COLLINS DAVID S & NANCY L -
Owner 2:	-
Street 1:	15 CROSS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,300 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1885, having primarily Vinyl Exterior and 1264 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4300.000	210,000		439,200	649,200
Total Card	0.099	210,000		439,200	649,200
Total Parcel	0.099	210,000		439,200	649,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 513.61 | /Parcel: 513.6

Legal Description

User Acct 15851

GIS Ref

GIS Ref

Insp Date 07/21/17

Entered Lot Size

Total Land:

Land Unit Type:

!1971!

PREVIOUS ASSESSMENT

Parcel ID 024.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	210,000	0	4,300.	439,200	649,200	649,200	Year End Roll	12/18/2019
2019	101	FV	181,500	0	4,300.	466,600	648,100	648,100	Year End Roll	1/3/2019
2018	101	FV	181,500	0	4,300.	340,400	521,900	521,900	Year End Roll	12/20/2017
2017	101	FV	181,500	0	4,300.	296,500	478,000	478,000	Year End Roll	1/3/2017
2016	101	FV	181,500	0	4,300.	252,500	434,000	434,000	Year End	1/4/2016
2015	101	FV	171,000	0	4,300.	247,000	418,000	418,000	Year End Roll	12/11/2014
2014	101	FV	171,000	0	4,300.	203,100	374,100	374,100	Year End Roll	12/16/2013
2013	101	FV	171,000	0	4,300.	193,200	364,200	364,200		12/13/2012

PRINT

Date	Time
12/10/20	17:30:05

LAST REV

Date	Time
08/08/19	10:23:39

mmcmakin

1971

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLLINS DAVID S	72990-569	1	7/25/2019	Convenience	1	No	No		
	13202-426		5/24/1977	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/1998	839	Manual	2,900					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
4/2/2009	Meas/Inspect	345	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	15851
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4300		Sq. Ft.	Site		0	80.	1.28	1									439,199						439,200	

Total AC/HA: 0.09871 | Total SF/SM: 4300 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 439,199 | Spl Credit | Total: 439,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1885	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	173.745
Other Features:	53000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	304352
Depreciation:	94349
Depreciated Total:	210003

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

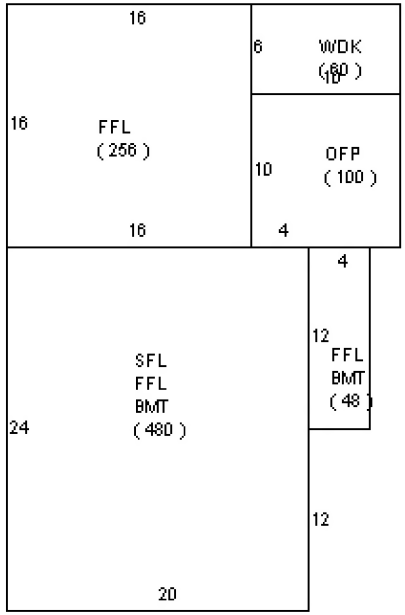
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.75
Special Features:	0	Val/Su Net:	107.58
Final Total:	210000	Val/Su SzAd	166.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	528	52.120	27,521
FFL	First Floor	480	173.750	83,398
SFL	Second Floor	480	173.750	83,398
FFL	First Floor	304	173.740	52,818
OFP	Open Porch	100	32.670	3,267
WDK	Deck	60	15.840	950

Net Sketched Area:	1,952			Total:	251,352
Size Ad	1264	Gross Are	1952	FinArea	1264

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

024.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X7	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc